

COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR THIS SUBDIVISION
ARE RECORDED IN THE PUBLIC RECORDS
OF SUMTER COUNTY, FLORIDA.
OR BOOK _____ PAGE _____

VILLAGES OF SUMTER UNIT NO. 161

BEING A PORTION OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.

SHEET 1 OF 2

PLAT BOOK _____
PAGE _____

DEDICATION

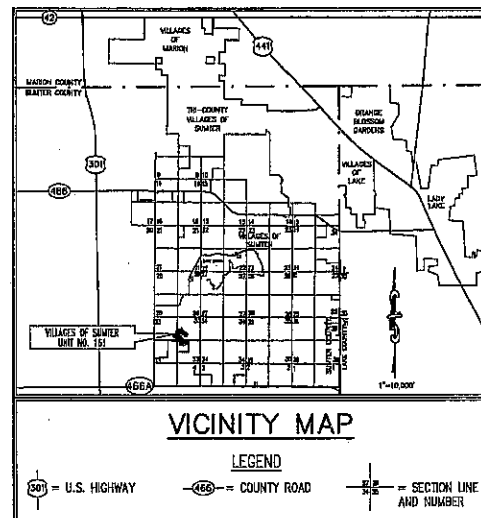
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION (DEVELOPER) AS OWNER IN FEE SIMPLE OF THE LOTS, HAS CAUSED TO BE MADE THIS PLAT OF VILLAGES OF SUMTER UNIT NO. 161, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINED WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8 (DISTRICT) AS OWNER IN FEE SIMPLE OF THE ROADWAYS LOCATED THEREIN; AND HEREBY DEDICATES SUCH ROADWAYS TO THE PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HERETO SET THEIR HAND AND SEAL ON _____

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF BUTTWOOD RUN AND ST. CHARLES PLACE ACCORDING TO THE PLAT OF VILLAGES OF SUMTER UNIT NO. 170 AS RECORDED IN PLAT BOOK 11, PAGES 18 THROUGH 18E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S57°39'15"E, A RADIAL DISTANCE OF 2000.00 FEET; THENCE SOUTHERLY ALONG THE ARC AND ALONG THE CENTERLINE OF SAID ST. CHARLES PLACE ACCORDING TO THE SAID PLAT THEREOF, THROUGH A CENTRAL ANGLE OF 01°06'02", A DISTANCE OF 38.42 FEET; THENCE DEPARTING SAID CENTERLINE RUN N78°13'08"W, 30.41 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF SAID ST. CHARLES PLACE ACCORDING TO THE SAID VILLAGES OF SUMTER UNIT NO. 170; THENCE ALONG THE SAID WESTERLY RIGHT OF WAY THE FOLLOWING TWO COURSES: S21°14'43"W, 59.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 705.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°13'07", AN ARC DISTANCE OF 138.04 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY RUN N88°49'35"W, 124.49 FEET; THENCE N69°08'26"W, 78.27 FEET; THENCE N42°19'02"W, 59.86 FEET; THENCE N34°22'09"W, 64.60 FEET; THENCE N41°03'19"W, 60.42 FEET; THENCE N47°46'21"W, 553.89 FEET; THENCE S41°50'17"W, 297.22 FEET; THENCE S13°00'44"W, 58.93 FEET; THENCE S16°59'09"W, 112.04 FEET; THENCE S47°46'32"E, 421.77 FEET; THENCE S40°40'21"E, 45.48 FEET; THENCE S34°34'14"E, 74.38 FEET; THENCE S40°18'54"E, 58.89 FEET; THENCE S45°00'27"E, 58.89 FEET; THENCE S51°42'00"E, 58.89 FEET; THENCE S57°23'34"E, 58.89 FEET; THENCE S63°05'07"E, 58.89 FEET; THENCE S68°46'40"E, 58.89 FEET; THENCE S74°28'13"E, 58.89 FEET; THENCE S80°09'46"E, 58.89 FEET; THENCE N88°17'40"E, 188.09 FEET; THENCE S02°26'43"E, 80.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1780.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°34'39", AN ARC DISTANCE OF 266.48 FEET; THENCE S68°02'32"W, 547.69 FEET; THENCE N10°27'38"W, 48.23 FEET; THENCE N31°44'46"W, 123.24 FEET; THENCE N61°33'23"W, 94.49 FEET; THENCE S10°42'59"W, 53.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 205.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°12'07", AN ARC DISTANCE OF 16.78 FEET; THENCE N67°02'25"W, 89.08 FEET; THENCE N10°53'32"E, 178.77 FEET; THENCE N42°39'02"W, 184.37 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 325.00 FEET, AND A CHORD BEARING AND DISTANCE OF S52°47'51"W, 1.72 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°18'12", AN ARC DISTANCE OF 1.72 FEET; THENCE S52°56'57"W, 39.00 FEET; THENCE N37°03'03"W, 141.50 FEET; THENCE S52°56'57"W, 10.61 FEET; THENCE N47°46'32"W, 555.20 FEET; THENCE N52°56'57"E, 29.23 FEET; THENCE N37°03'03"W, 151.00 FEET; THENCE N52°56'57"E, 354.14 FEET; THENCE N11°17'14"E, 206.81 FEET; THENCE N68°03'00"E, 106.30 FEET; THENCE N41°50'17"E, 315.71 FEET; THENCE N59°30'11"E, 200.38 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 830.00 FEET, AND A CHORD BEARING AND DISTANCE OF S39°12'53"E, 138.24 FEET, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY OF THE AFORESAID BUTTWOOD RUN ACCORDING TO THE PLAT THEREOF; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°33'15", AN ARC DISTANCE OF 138.40 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 4270.61 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°09'22", AN ARC DISTANCE OF 831.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°23'36", AN ARC DISTANCE OF 33.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.73 ACRES, MORE OR LESS.



131 LOTS - 0 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

VILLAGES OF SUMTER UNIT NO. 161 CONVEYANCE TO DISTRICT NO. 8

ALL RIGHT, TITLE AND INTEREST OF THE DEVELOPER IN THE ROADWAYS AS SHOWN ON THE PLAT OF VILLAGES OF SUMTER UNIT NO. 161 IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8 (DISTRICT), RESERVING UNTO THE DEVELOPER ITS TENANTS, INVITEES, GUESTS, SUCCESSORS, HEIRS AND ASSIGNS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION, WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, ENTRY FACILITIES, GOLF CART PATHS, SIGNAGE, GOLF CART BRIDGES AND AERIAL ROADWAYS. THE DISTRICT BY ACCEPTING SUCH CONVEYANCE AGREES TO MAINTAIN THE ROADWAYS FOR TWO YEARS AFTER THE COUNTY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL: THE VILLAGES OF LAKE-SUMTER, INC.
SIGNATURE _____ BY: _____
PRINT NAME _____ SIGNATURE _____
SIGNATURE _____ PRINT NAME / TITLE _____
PRINT NAME _____

STATE OF FLORIDA, COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.

TYPE OF IDENTIFICATION USED:
PERSONALLY KNOWN

NOTARY PUBLIC
PRINT NAME _____
MY COMMISSION EXPIRES _____
SERIAL / COMMISSION NUMBER _____

RECORD PLAT REVIEW STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____ DATE _____
PRINT NAME _____ REGISTRATION NO. _____

NOTES:

- 1.) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE BOUNDARY OF THE LANDS DESCRIBED HEREON AS BEING N47°46'21"W.
- 2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 6.) P.C.P.'S WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8.) THE REFERENCES TO "ROADS" IN THE SURVEYOR'S CERTIFICATION ARE EXPLAINED AS FOLLOWS: A. "LOCAL ROADS" ARE THOSE ROADS MEETING THAT DEFINITION AS SET FORTH IN THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT; B. "COLLECTOR ROADS" ARE THOSE ROADS MEETING THAT DEFINITION AS SET FORTH IN THE SUMTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT.
- 9.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

CERTIFICATE OF PLANNING AND DEVELOPMENT

I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE IN SUMTER COUNTY, FLORIDA, ARE ZONED PROPERLY FOR THE USE PLATTED AND THAT THE SUBDIVISION HAS PROCEEDED THROUGH THE DEVELOPMENT REQUIREMENTS OF SUMTER COUNTY, FLORIDA.

THIS IS TO CERTIFY THAT ON _____, 20____, PLANNING AND DEVELOPMENT APPROVED THE FOREGOING PLAT.

PRINT NAME _____ SIGNATURE _____
PLANNING AND DEVELOPMENT

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____, 20____, AT _____ FILE NUMBER _____ PLAT BOOK _____ PAGE _____

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____ SIGNATURE _____
DEPUTY CLERK DEPUTY CLERK

CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON _____, 20____, THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, AND SO RECORDED IN THE MINUTES OF SAID MEETING.

PRINT NAME _____ ATTEST: PRINT NAME _____
CHAIRMAN OF THE BOARD CLERK OF THE BOARD
SIGNATURE _____ SIGNATURE _____
CHAIRMAN OF THE BOARD CLERK OF THE BOARD

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING A FLORIDA LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER (P.S.M.), DOES HEREBY CERTIFY THAT ON _____, 20____, HE COMPLETED THE SURVEY OF THE LANDS DESCRIBED HEREON, VILLAGES OF SUMTER UNIT NO. 161; THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS HEREIN DESCRIBED AND PLATTED; THAT THIS PLAT MEETS THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT THE PLAT INCLUDES 5,123 LINEAR FEET OF PLATTED STREETS, OF WHICH THERE ARE 5,123 LINEAR FEET OF LOCAL ROADS AND 0 LINEAR FEET OF COLLECTOR ROADS (AS MEASURED ALONG THE CENTERLINE THEREOF).

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDMOND, FLORIDA 34705
LICENSED BUSINESS NO. 4700

ALEXANDER G. DUCHART
REGISTRATION NO. 5998

DATE _____

PREPARED BY:

**FARNER
BARLEY**
AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD - WILDMOND, FL. 34705 - (352) 746-3126

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

BEING A PORTION OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.

